

TAHOE REGIONAL PLANNING AGENCY FILING FEE SCHEDULE

Adopted by Resolution No. 84-8, April 26, 1984
 Amended by Resolution No. 84-15, August 23, 1984
 Amended by Resolution No. 87-19, July 23, 1987
 Amended by Resolution No. 88-2, January 28, 1988
 Amended by Resolution No. 88-30, December 21, 1988
 Amended by Resolution No. 89-32, August 24, 1989
 Amended by Resolution No. 90-18, May 23, 1990
 Amended by Resolution No. 90-25, November 29, 1990
 Amended by Resolution No. 91-6, January 24, 1991
 Amended by Resolution No. 92-4, January 22, 1992
 Amended by Resolution No. 92-28, August 27, 1992
 Amended by Resolution No. 94-4, January 26, 1994
 Amended by Resolution No. 95-5, January 25, 1995
 Amended by Resolution No. 96-3, January 24, 1996
 Amended by Resolution No. 97-1, January 22, 1997
 Amended by Resolution No. 98-4, February 25, 1998
 Amended by Resolution No. 99-5, April 28, 1999
 (Effective 5/15/99)

TAHOE REGIONAL PLANNING AGENCY FILING FEE SCHEDULE

Filing fees shall be in accordance with the adopted schedule unless, in the discretion of the Executive Director, the actual cost can be reasonably and accurately calculated and is significantly less than the fee schedule in which case the actual cost shall be used.

A. RESIDENTIAL:	<u>Fee</u>
1. New Employee Housing (GB review)	\$ 850
2. New Mobile Home Dwellings (GB review)	\$ 835
3. New Multiple Family Dwellings (GB review)*	\$1125
4. New Multiple Family Dwellings (Hearing Officer)*	\$ 780
5. New Multiple Family Dwellings (Staff review)*	\$ 600
6. New Multi-person Dwellings (Staff review)*	\$ 600
7. New Nursing and Personal Care (Staff review)	\$ 600
8. New Residential Care (Staff review)	\$ 600
9. New Single Family Dwellings (Staff review)\	\$ 415
10. New Single Family Dwellings (Hearing Officer)	\$ 570
11. New Single Family Dwellings (GB review)	\$ 725
12. New Summer Homes (Staff review)	\$ 495
13. Major Additions/Modifications (Staff review)	\$ 480
14. Major Additions/Modifications (Hearing Officer)	\$ 580
15. Major Additions/Modifications (GB review)	\$ 650
16. Plan Revisions (Minor)	\$ 180
17. Plan Revisions (Major)	\$ 435
18. Minor Additions/Modifications (Staff review)	\$ 180
19. Minor Additions/Modifications (Hearing Officer)	\$ 355
20. Minor Additions/Modifications (GB review)	\$ 420
21. Driveway Paving (Staff review)	\$ 135
22. Other (Staff review)	\$ 230
23. Other (Hearing Officer)	\$ 355
24. Other (GB review)	\$ 420

* For projects involving greater than 4 units add \$30/unit to the filing fee. This additional fee does not apply to affordable housing projects.

B. TOURIST ACCOMMODATION:

1.	New Hotel/Other Transient (Staff review)	Delete
2.	New Hotel/Other Transient (Hearing Officer)	\$ 915
3.	New Hotel/Other Transient (GB review)	\$1330
4.	New Time Sharing (Staff review)	\$ 740
5.	Major Additions/Modifications (Staff review)	\$ 625
6.	Major Additions/Modifications (Hearing Officer)	\$ 845
7.	Major Additions/Modifications (GB review)	\$1010
8.	Plan Revisions (Minor)	\$ 255
9.	Plan Revisions (Major)	\$ 455
10.	Minor Additions/Modifications (Staff review)	\$ 315
11.	Minor Additions/Modifications (Hearing Officer)	\$ 585
12.	Minor Additions/Modifications (GB review)	\$ 660
13.	Other (Staff review)	\$ 690
14.	Other (Hearing Officer)	\$ 830
15.	Other (GB review)	\$ 955

- Note: For projects located in adopted Community Plans, the filing fee will be multiplied by a factor of 1.25.
- Note: For projects involving more than 12 units there will be an additional filing fee of \$30/unit.

C. COMMERCIAL:

1.	New Facilities (Staff review)	\$ 970
2.	New Facilities (Hearing Officer)	\$1440
3.	New Facilities (GB review)	\$1560
4.	Redevelopment (GB review)	*
5.	Major Additions/Modifications (Staff review)	\$ 970
6.	Major Additions/Modifications (Hearing Officer)	\$1355
7.	Major Additions/Modifications (GB review)	\$1560
8.	Plan Revisions (Minor)	\$ 250
9.	Plan Revisions (Major)	\$ 445
10.	Minor Additions/Modifications (Staff review)	\$ 315
11.	Minor Additions/Modifications (Hearing Officer)	\$ 575
12.	Minor Additions/Modifications (GB review)	\$ 650
13.	Other (Staff review)	\$ 850
14.	Other (Hearing Officer)	\$1250
15.	Other (GB review)	\$1360
16.	Special Project Allocations	\$1545

* Each project component will be assessed a filing fee based on the adopted filing fee schedule and combined to determine the total fee. Projects reviewed under Section 15.9 of the TRPA Code shall be assessed a minimum fee of \$2,935 (3% CPI) in any event.

- Note: For projects located in adopted Community Plans, the filing fee will be multiplied by a factor of 1.25.

D. PUBLIC SERVICE:

1.	General – New Facilities (Staff review)	\$ 880
2.	General – New Facilities (Hearing Officer)	\$1200
3.	General – New Facilities (GB review)	\$1610
4.	New Linear Public Facilities (Staff review)	\$ 910
5.	New Linear Public Facilities (Hearing Officer)	\$1200
6.	New Linear Public Facilities (GB review)	\$1610

7.	Major Additions/Modifications (Staff review)	\$ 910
8.	Major Additions/Modifications (Hearing Officer)	\$1015
9.	Major Additions/Modifications (GB review)	\$1335
10.	Plan Revisions (Minor)	\$ 215
11.	Plan Revisions (Major)	\$ 550
12.	Minor Additions/Modifications (Staff review)	\$ 345
13.	Minor Additions/Modifications (Hearing Officer)	\$ 530
14.	Minor Additions/Modifications (GB review)	\$ 825
15.	Other (Staff review)	\$ 825
16.	Other (Hearing Officer)	\$1065
17.	Other (GB review)	\$1195

E. RECREATION:

1.	New Facilities (Staff review)	\$1020
2.	New Facilities (Hearing Officer)	\$1180
3.	New Facilities (GB review)	\$1610
4.	Major Additions/Modifications (Staff review)	\$ 845
5.	Major Additions/Modifications (Hearing Officer)	\$1010
6.	Major Additions/Modifications (GB review)	\$1270
7.	Plan Revisions (Minor)	\$ 230
8.	Plan Revisions (Major)	\$ 435
9.	Minor Additions/Modifications (Staff review)	\$ 235
10.	Minor Additions/Modifications (Hearing Officer)	\$ 510
11.	Minor Additions/Modifications (GB review)	\$ 835
12.	Other (Staff review)	\$ 845
13.	Other (Hearing Officer)	\$1065
14.	Other (GB review)	\$1230

F. RESOURCE MANAGEMENT:

1.	Timber Management (Staff review)	\$ 0
2.	Timber Management (GB review)	\$ 0
3.	Wildlife/Fishes (Staff review)	\$ 0
4.	Wildlife/Fishes (GB review)	\$ 0
5.	Range (Staff review)	\$ 0
6.	Range (GB review)	\$ 0
7.	Vegetation Protection (Staff review)	\$ 0
8.	Vegetation Protection (GB review)	\$ 0
9.	Watershed Improvements (Staff review)	\$ 0
10.	Watershed Improvements (GB review)	\$ 0
11.	Additions/Modifications (Staff review)	\$ 0
12.	Additions/Modifications (GB review)	\$ 0
13.	Plan Revisions (Minor)	\$ 0
14.	Plan Revisions (Major)	\$ 0
15.	Other (Staff review)	\$ 0
16.	Other (GB review)	\$ 0

G. SHOREZONE:

1.	New Piers, Jetties, Breakwaters (GB review)	\$1305
2.	New Buoys (Staff review)	\$ 785
3.	New Buoys (GB review)	\$1310
4.	New Shoreline Prot. Structures (GB review)	\$1310
5.	New Marinas (GB review)	\$ *
6.	New Boat Ramps/Floating Docks (GB review)	\$1310

7.	Filling/Dredging (Staff review)	\$2080
8.	Marina Modifications (Staff review)	\$ 785
9.	Marina Modifications (GB review)	\$1305
10.	New Tour Boat Operations (GB review)	\$1305
11.	New Waterborne Transit (GB review)	\$1305
12.	New Seaplane Operations (GB review)	\$1305
13.	New Salvage Operations (Staff review)	\$ 785
14.	New Water Intake Lines (Staff review)	\$ 785
15.	New Safety/Navig. Facilities (Staff review)	\$ 785
16.	New Fences Below Highwater (GB review)	\$1270
17.	New Const. Equipment Storage (Staff review)	\$ 785
18.	Additions/Modifications (Staff review)	\$ 785
19.	Additions/Modifications (GB review)	\$1270
20.	Plan Revisions (Minor)	\$ 205
21.	Plan Revisions (Major)	\$ 425
22.	Other (Staff review)	\$ 785
23.	Other (GB review)	\$1270
24.	Hearing Officer review	\$1010

* Each project component will be assessed a filing fee based on the adopted filing fee schedule and combined to determine the total fee.

H. GENERAL:

1.	Land Capability Challenge (1 Ac.-)	\$ 510
2.	Land Capability Challenge (1 Ac.+)	Actual Cost
3.	Land Capability Verification (1 Ac.-)	\$ 140
4.	Land Capability Verification (1 Ac.+)	Actual Cost
5.	Existing Coverage Verification (1 Ac.-)	\$ 170
6.	Existing Coverage Verification (1 Ac.+)	Actual Cost
7.	Existing Use/Structure Verification	\$ 170
8.	Shorezone Tolerance District Verification (100 l.f.-)	\$ 170
9.	Shorezone Tolerance District Verification (100 l.f.+)	Actual Cost
10.	Fish Habitat Verification	\$ 205
11.	Coverage Transfer	\$ 460
12.	Unit of Use Transfer	\$ 460
13.	Allocation Transfer	\$ 365
14.	Development Right Transfer	\$ 400
15.	Existing Development Right	Delete
16.	Bonus Unit Allocation/Transfer	\$ 375
17.	Banking (Coverage, units, dev. rights)	\$ 320
18.	Change in Use or Operation (Staff review)	\$ 450
18.a	Change in Use or Operation (Hearing Officer)	\$ 540
19.	Change in Use or Operation (GB review)	\$ 635
20.	Temporary Event/Activity (Minor)	\$ 375
21.	Temporary Event/Activity (Major)	\$ 520
22.	Temporary Use/Structure (Staff review)	\$ 375
22.a	Temporary Use/Structure (Hearings Officer)	\$ 490
23.	Temporary Use/Structure (GB review)	\$ 600
24.	New Signs/Sign Modifications	\$ 195
25.	Sign Plan Revisions	\$ 190
26.	Re-subdivision/Subdivision Modifications*	\$ 555
27.	New Subdivision/Existing Structure Conversion*	\$ 625
28.	Subdivision for Govt. Conveyance/Court Order	\$ 160
29.	Subdivision for Cemetery Plots	\$ 290
30.	Lot Line Adjustment	\$ 275

31.	Underground Storage Tank (Minor)	\$ 165
32.	Underground Storage Tank (Major)	\$ 290
33.	Grading (Minor – 20 CY or less)	\$ 180
34.	Grading (Major – greater than 20 CY)	\$ 330
35.	Goals and Policies Amendment	\$ 970
36.	Plan Area Statement Amendment	\$ 970
37.	Code Amendment	\$1080
38.	Other Regional Plan Amendment	\$ 970
39.	Rules of Procedure Amendment	\$ 740
40.	Master Plan	8% of Doc. Fee
41.	Environmental Assessment	8% of Doc. Fee
42.	Environmental Impact Statement	10%(\$50000)+ 5%(\$50000)+ of Doc. Fee
43.	Individual Parcel Evaluation System (IPES)	
a.	Appeal of IPES Score	\$ 300
b.	IPES Re-Evaluation (Access/Utility Connections)	\$ 85
c.	Different IPES Building Site	\$ 195
d.	Initial IPES Evaluation	\$ 195
e.	Determination of Allowable Coverage (<1 acre)	\$ 85
f.	Determination of Allowable Coverage (>1 acre & < 5 acres)	\$ 195
g.	Determination of Allowable Coverage (>5 Acres)	Actual Cost
h.	Expedited Appeals	Actual Cost
i.	Limited Incentive Program	\$ 85
44.	Appeal of Executive Director Decision	\$ 380
45.	Violation	2 x app. fee
46.	All Other Projects/Matters (Staff review)	\$ 590
47.	All Other Projects/Matters (GB review)	\$ 935
48.	Security Administration (Cash security)	\$ 130
48.a	Security Administration (Non-Cash)	\$ 65
49.	Additional Plan Review/Stamping	\$ 1/sheet
50.	Construction Schedule Extension (residential)	\$ 70
51.	Construction Schedule Extension (other)	\$ 205
52.	Soils/Hydro Investigation Report (1 Ac.-)	\$ 250
53.	Soils/Hydro Investigation Report (1 Ac.+)	Actual Cost
54.	Complete Site Assessment (1 Ac.-)	\$ 270
55.	Complete Site Assessment (1 Ac.+)	Actual Cost
56.	Partial Site Assessment (1 Ac.-)	\$ 135
57.	Partial Site Assessment (1 Ac.+)	Actual Cost
58.	Legal Opinions/Administrative Determinations	\$ 110
59.	Expedited Legal Opinions/Administrative Determinations	Actual Cost
60.	Qualified Exempt (QE)-Structural Remodels or Additions to Existing Structures as Defined In Section 4.3.A	\$ 45
61.	Linked Project Status Designation	\$ 460

* Note: For projects involving more than 10 lots there will be an additional filing fee of \$20/lot.

I. MOU MONITORING ANNUAL FEE*

\$500 annually:

- McKinney Water District
- Fulton Water Company
- Tahoe Park Water Company
- Contel/GTE
- Kingsbury General Improvement District
- Nevada Bell
- Douglas County Sewer Improvement District
- Tahoe-Douglas District
- TCI Cablevision
- Tahoe Truckee Unified School District

\$1,000 annually:

- Pacific Bell
- North Tahoe Public Utility District

\$1,500 Annually:

- Tahoe City Public Utility District
- South Tahoe Public Utility District
- Incline Village General Improvement District
- Sierra Pacific Power Company
- Southwest Gas Corporation
- WP Natural Gas (Avista)

* To Be Paid By July 15 Each Year

J. Construction Inspection Fees:

On larger Commercial, Tourist Accommodation, Public Service, Redevelopment, Resource Management and Recreation projects where the cost of construction inspection services will exceed the amount included in the base filing fee, an additional construction inspection fee will be charged based on an estimate of time required.